

Luscombe Maye
Since 1873

Moreleigh Road, Harbertonford, Totnes

Guide Price £380,000

4 2 2









DESCRIPTION

Luscombe Maye are delighted to present this beautifully renovated four-bedroom cottage, ideally situated in the sought-after and well-connected village of Harbertonford. Blending charming period features with contemporary design, this delightful home offers stylish and versatile accommodation throughout.

The heart of the property is the impressive open-plan kitchen, dining and living space, featuring attractive herringbone flooring, a modern fitted kitchen and ample natural light, creating a wonderful environment for everyday living and entertaining. A charming, versatile snug provides an additional reception space, complemented by a useful ground-floor shower room.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom, a further bedroom ideal as a nursery or home office, and a stylish family bathroom.

Outside, the elevated south-west facing garden enjoys afternoon and evening sunshine alongside attractive countryside views. Further benefits include off-road parking, provision for an EV charging point and solar panels, enhancing energy efficiency.

Offering a wonderful combination of character, modern comfort and village living, this appealing cottage would make an ideal family home, countryside retreat or investment opportunity.

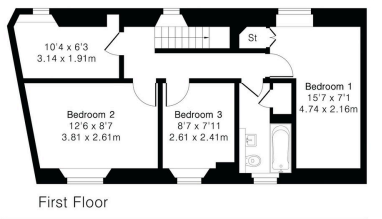
DIRECTIONS

What3Words - butterfly.renew.scorpions

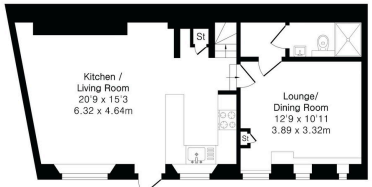




Approximate Gross Internal Area 1064 sq ft - 98 sq m
Ground Floor Area 532 sq ft – 49 sq m
First Floor Area 532 sq ft – 49 sq m



First Floor



Ground Floor

PINKPLAN

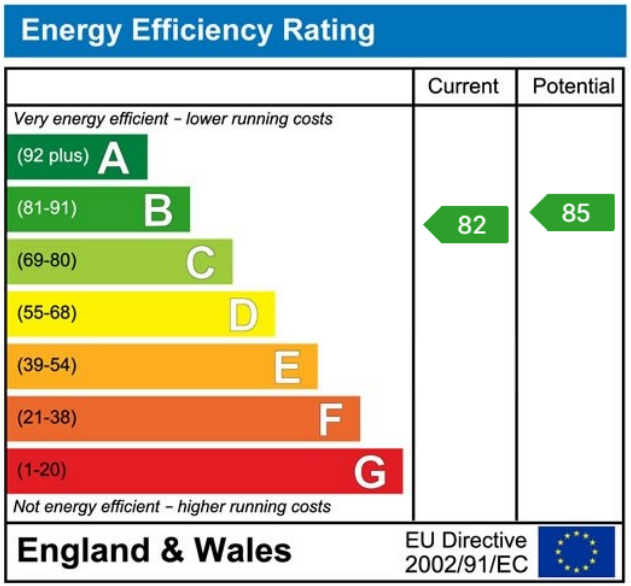
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Luscombe Maye

- No Forward Chain
- Four Bedroom Terrace Home
- Recently Renovated Throughout
- Tastefully Presented with High Quality Finishes
- Parking Space
- Downstairs Bathroom
- Elevated Garden
- Walking Distance to Local Shops and Bus Stop
- 3.0Kw Solar Panels
- EPC B

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Use the QR code for further "Material Information" about this home



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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